

Fill in this information to identify the case:

Debtor 1 Alfred Leroy Finnell Jr.

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Indiana
(State)

Case number 18-01993-JMC-13

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: Freedom Mortgage CorporationCourt claim no. (if known): 10

Last 4 digits of any number you use to
identify the debtor's account:

5 2 7 8

Date of payment change:

Must be at least 21 days after date 8/1/2021
of this notice

New total payment:

\$ 691.13

Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 307.02New escrow payment: \$ 323.02

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1 Alfred Leroy Finnell Jr.
First Name Middle Name Last Name

Case number (if known) 18-01993-JMC-13

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X

/s/ SUSAN M WOOLLEY
 Signature

Date 6/14/2021

Print: SUSAN M. WOOLLEY
First Name Middle Name Last Name

Title Attorney for Freedom Mortgage Corporation

Company Feiwell & Hannoy, P.C.

Address 8415 Allison Pointe Blvd., Suite 400
Number Street
Indianapolis, IN 46250
City State ZIP Code

Contact phone (317) 237-2727

Email SWOOLLEY@feiwellhannoy.com

CERTIFICATE OF SERVICE

The undersigned does hereby certify that the foregoing has been duly electronically noticed or mailed via United States mail, first class, on June 14, 2021, to the following:

Alfred Leroy Finnell Jr.
Debtor
5018 Hillside Ave
Indianapolis, IN 46205-1444

J. Andrew Sawin
Attorney at Law
6100 N. Keystone Ave. Ste. 620
Indianapolis, IN 46220

John Morgan Hauber
Trustee
320 N. Meridian St., Ste. 200
Indianapolis, IN 46204

Nancy Gargula
U.S. Trustee
101 West Ohio Street, Suite 1000
Indianapolis, IN 46204

/s/ SUSAN M WOOLLEY
SUSAN M. WOOLLEY, Attorney No. 15000-64

**Escrow Account Disclosure Statement****Account Information**

Loan Number: **Redacted**
 Property Address: **Redacted**
 5018 HILLSIDE AVE
 INDIANAPOLIS IN 46205

Statement Date: **06/01/2021**
 Current Payment Amount: **\$675.13**

New Payment Amount: \$691.13
New Payment Effective Date: 08/01/2021

Redacted

ALFRED L FINNELL JR
 5018 HILLSIDE AVE
 INDIANAPOLIS IN 46205-1444

You are receiving this statement because you have an escrow account with us. We have safeguards in place to ensure there is enough money in your account to cover your homeowners insurance, real estate taxes and mortgage insurance, if applicable. However, changes in your taxes and insurance could result in a shortage or surplus in your escrow account.

Based on our most recent analysis, you have a shortage of \$67.28 in your escrow account. This shortage likely was caused by changes in your taxes and/or insurance. A shortage may also result if full monthly escrow payments have not been made to your account. To see these changes, refer to Part 2. We will automatically spread the shortage amount over 12 months of future monthly escrow payments.

Projected Minimum Balance	\$479.78
Required Minimum Balance	\$547.06
Shortage Amount	\$67.28

The required minimum balance is also known as the escrow cushion. The required minimum balance or escrow cushion is the amount that you are required to pay into your escrow account to cover unanticipated disbursements for escrow items or for disbursements that have to be made before the monthly escrow payments are available in your escrow account.

Part 1 provides your current and the new escrow payment amounts. Part 2 shows what has already happened in your account while Part 3 shows what we anticipate happening in your account over the next 12 months. As escrow items are subject to change each year, the amounts in Part 3 are only estimates.

PART**1****Your Mortgage Payment**Payment information beginning with your 08/01/2021 payment

The escrow shortage amount will automatically be spread over 12 months. Your new monthly payment will be \$691.13.

Payment Information	Current Monthly Payment	New Monthly Payment
Principal & Interest:	\$368.11	\$368.11
Escrow Payment:	\$307.02	\$317.42
Shortage Spread:	\$0.00	\$5.60
Total Payment:	\$675.13	\$691.13

NOTICE: Freedom Mortgage Corporation is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. However, in the event the debt has been discharged pursuant to or the addressee or recipient is under the protection of federal bankruptcy law, this communication is solely for informational purposes and is not an attempt to collect a debt.

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PART

2

Your Escrow Account History

The chart below compares what we projected to occur with actual activity in your escrow account since the last analysis.

Previous Year's Projections (Estimated)

Actual Activity

Date	Paid In	Paid Out	Description	Balance	Date	Paid In	Paid Out	Description	Balance
			Beginning Balance	\$1,532.22				Beginning Balance	(\$1,647.36)
Aug 2020	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$1,794.45	Aug 2020	\$328.16	\$44.79		(\$1,363.99)
Sep 2020	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$2,056.68	Sep 2020	\$328.16	\$44.79		(\$1,080.62)
Oct 2020	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$2,318.91	Oct 2020	\$328.16	\$44.79 *		(\$797.25)
Oct 2020	\$0.00	\$0.00		\$2,318.91	Oct 2020	\$0.00	\$827.91	COUNTY TAX	(\$1,625.16)
Nov 2020	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$2,581.14	Nov 2020	\$328.16	\$44.79 *		(\$1,341.79)
Nov 2020	\$0.00	\$827.91	COUNTY TAX	\$1,753.23	Nov 2020	\$0.00	\$1,564.00	HOMEOWNERS	(\$2,905.79)
Dec 2020	\$307.02	\$1,491.00	HOMEOWNERS	\$569.25	Dec 2020	\$328.16	\$44.79 *		(\$2,622.42)
Dec 2020	\$0.00	\$44.79	FHA MORTGAGE INSURANCE	\$524.46	Dec 2020	\$0.00	\$0.00		(\$2,622.42)
Jan 2021	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$786.69	Jan 2021	\$328.16	\$44.79		(\$2,339.05)
Feb 2021	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$1,048.92	Feb 2021	\$328.16	\$43.89 *		(\$2,054.78)
Mar 2021	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$1,311.15	Mar 2021	\$328.16	\$43.89 *		(\$1,770.51)
Apr 2021	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$1,573.38	Apr 2021	\$328.16	\$43.89 *		(\$1,486.24)
Apr 2021	\$0.00	\$0.00		\$1,573.38	Apr 2021	\$0.00	\$859.18	COUNTY TAX	(\$2,345.42)
May 2021	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$1,835.61	May 2021	\$328.16	\$43.89 *		(\$2,061.15)
May 2021	\$0.00	\$827.91	COUNTY TAX	\$1,007.70	May 2021	\$0.00	\$0.00		(\$2,061.15)
Jun 2021	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$1,269.93	Jun 2021	\$0.00	\$0.00	E	(\$2,061.15)
Jul 2021	\$307.02	\$44.79	FHA MORTGAGE INSURANCE	\$1,532.16	Jul 2021	\$0.00	\$0.00	E	(\$2,061.15)
Total	\$3,684.24	\$3,684.30			Total	\$3,281.60	\$3,695.39		

An asterisk (*) indicates a difference in that month between the actual activity and the estimated activity.

When applicable, the letter "E" beside an amount indicates that a payment or disbursement has not yet occurred but is estimated to occur as shown.

A double asterisk (**) indicates a difference in that month between the actual activity and the estimated activity due to interest payable on Escrow which is not estimated.

LOAN NUMBER: Redacted

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**Escrow Account Disclosure Statement****Account Information Page 2**

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 Property Address: 5018 HILLSIDE AVE
 INDIANAPOLIS IN 46205

Statement Date: **06/01/2021**
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New Payment Effective Date: 08/01/2021

Redacted
 ALFRED L FINNELL JR
 5018 HILLSIDE AVE
 INDIANAPOLIS IN 46205-1444

PART**3****Expected Escrow Payments over the next 12 Months**

HOMEOWNERS	\$1,564.00	Freedom expects to pay \$3,809.04 over the next 12 months.
FHA MORTGAGE INSURANCE	\$526.68	Here's how to calculate your new monthly escrow payment:
COUNTY TAX	\$1,718.36	
Total Disbursements	\$3,809.04	
		Total Disbursements: \$3,809.04
		+ 12 Months: 12
		New Monthly Escrow Payment \$317.42

Summary of Your Projected Escrow Account for the Coming Year

Date	Payment to Escrow	What We Expect to Pay Out	Description	Your Actual Balance	Balance Needed In Your Account
			Beginning Balance	\$1,535.31	\$1,602.59
Aug 2021	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$1,808.84	\$1,876.12
Sep 2021	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$2,082.37	\$2,149.65
Oct 2021	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$2,355.90	\$2,423.18
Nov 2021	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$2,629.43	\$2,696.71
Nov 2021	\$0.00	\$859.18	COUNTY TAX	\$1,770.25	\$1,837.53
Dec 2021	\$317.42	\$1,564.00	HOMEOWNERS	\$523.67	\$590.95
Dec 2021	\$0.00	\$43.89	FHA MORTGAGE INSURANCE	\$479.78	\$547.06 *
Jan 2022	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$753.31	\$820.59
Feb 2022	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$1,026.84	\$1,094.12
Mar 2022	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$1,300.37	\$1,367.65
Apr 2022	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$1,573.90	\$1,641.18
May 2022	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$1,847.43	\$1,914.71
May 2022	\$0.00	\$859.18	COUNTY TAX	\$988.25	\$1,055.53
Jun 2022	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$1,261.78	\$1,329.06
Jul 2022	\$317.42	\$43.89	FHA MORTGAGE INSURANCE	\$1,535.31	\$1,602.59
	\$3,809.04	\$3,809.04			

The required minimum balance, as indicated by the asterisk (*) in the summary above, is determined by the Real Estate Settlement Procedures Act (RESPA), your mortgage contract or state law. Your minimum balance may include up to two months of escrow payments (excluding PMI/MIP) to cover increases to your taxes and homeowners insurance.

PART**4****What This Means to You**

Your escrow balance is less than the required minimum balance or cushion in your account. The resulting shortage is \$67.28.

The Escrow shortage has been spread over 12 months. Including the shortage, your new total monthly payment will be \$691.13.

Did you know by having recurring payments set up through FreedomMortgage.com, we'll adjust for any changes in your monthly payment automatically? However, if you have automatic bill pay through your bank, you'll need to contact them directly to adjust your payment.

PART**5****How You Can Reach Us with Questions**

Should you have any questions regarding the information provided in this statement please do not hesitate to contact us at (855) 690 5900. Customer Care representatives are available to assist you Monday through Friday from 8:00am - 10:00pm and Saturday from 9:00am - 6:00pm Eastern Time.